PHA Plans

5 Year Plan for Fiscal Years 2004 - 2008 Annual Plan for Fiscal Year 2004

NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES

PHA Plan Agency Identification

PHA Name: TRENTON HOUSING AUTHORITY			
PHA Number: NJ005			
PHA F	iscal Year Beginning: 01/2004		
Public	Access to Information		
contacti \times N \times P	ntion regarding any activities outlined in this plan can be obtained by ng: (select all that apply) Main administrative office of the PHA PHA development management offices PHA local offices		
Display	y Locations For PHA Plans and Supporting Documents		
that appl	A Plans (including attachments) are available for public inspection at: (select all ly) Main administrative office of the PHA PHA development management offices PHA local offices Main administrative office of the local government Main administrative office of the County government Main administrative office of the State government Public library PHA website Other (list below)		
	an Supporting Documents are available for inspection at: (select all that apply) Main business office of the PHA PHA development management offices Other (list below)		

5-YEAR PLAN PHA FISCAL YEARS 2003 - 2007

[24 CFR Part 903.5]

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$\boldsymbol{\Gamma}$	Τ.		\mathbf{oot}	VI

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

The mission of the Trenton Housing Authority (THA) is to promote and maintain adequate, safe and affordable housing, free of discrimination, for the citizens of the Trenton community. Additionally, THA seeks to foster education and employment opportunities to enable families of modest means to become self-sufficient and improve their quality of life.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS. (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

Objec	ctives:
П	Apply for additional rental vouchers:
$\overline{\boxtimes}$	Reduce public housing vacancies: by developing a system to limit unit
	turnaround time to 20 days or less.
\boxtimes	Leverage private or other public funds to create additional housing
	opportunities: The Trenton Housing Authority, in partnership with the
	City of Trenton, Mercer County and other entities, will re-apply for
	HOPE VI funding in the 4 th quarter of FY 2003. This funding coupled
	with other funding instruments will be sought to provide mixed income
	housing including public, tax credit, and home ownership housing
_	opportunities in the Kerney Homes neighborhood.
\boxtimes	Acquire or build units or developments: In addition to the demolition of
	obsolete public housing units, THA will seek to expand its inventory
	through the acquisition and development of scattered site housing
	Other (list below)

PHA Goal: Improve the quality of assisted housing Objectives:		
	Improve public housing management: (PHAS score): Through enforcement of updated THA policies and procedures in each functional area; through continued staff training; through improved customer service; and through an aggressive modernization campaign, THA fully expects continued improvement in its management activities and obtain high performer status within the next five years.	
	Improve voucher management: (SEMAP score)	
	Increase customer satisfaction: THA will improve the quality and timeliness of maintenance repairs, through a thorough assessment and	
	reassignment of maintenance manpower; implementation of an effective	
	and efficient maintenance supply system; computer tracking of work orders; timely completion of inspection work orders; and follow-up	
	inspections of completed maintenance repairs.	
	Concentrate on efforts to improve specific management functions: (list;	
	e.g., public housing finance; voucher unit inspections): An independent management assessment, ascertaining the position of THA as of March	
	26, 2001, was completed in FY2001. The results of this assessment will	
	continue to be used to make the necessary improvements in each management function of the agency.	
	Renovate or modernize public housing units: Over the next five (5) years, THA will use Capital and bond funds for major interior and infrastructure renovations on a "worst first" basis. Under the plan, each development will have received substantial rehabilitation over a five (5) year period	
	Demolish or dispose of obsolete public housing: THA anticipates demolishing 216 high rise units at Miller Homes and develop mixed income housing at the site through its Community Development Corporation (CDC). Additional plans for demolition include Kerney Homes through HOPE VI, interior demolition at Campbell Homes, and the demolition of the warehouse at 220 Southard Street.	
	Provide replacement public housing:	
	Provide replacement vouchers:	
	Other: (list below)	
	A Goal: Increase assisted housing choices	
Obj	ectives:	
	Provide voucher mobility counseling: Conduct outrooch afforts to potential voucher landlards	
	Conduct outreach efforts to potential voucher landlords Increase voucher payment standards	
	Implement voucher homeownership program:	
一	Implement public housing or other homeownership programs:	

		Implement public housing site-based waiting lists: <i>for Lincoln Homes and Campbell Homes</i> .
		Convert public housing to vouchers:
		Other: (list below)
HUD	Strateg	gic Goal: Improve community quality of life and economic vitality
		Goal: Provide an improved living environment
	Object 🖂	Implement measures to deconcentrate poverty by bringing higher income
		public housing households into lower income developments:
		Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income
	\bowtie	developments: Implement public housing security improvements: Work cooperatively
		with local law enforcement to improve security at each development site.
		Designate developments or buildings for particular resident groups (elderly, persons with disabilities): <i>A request to designate French Towers</i>
		seniors only was submitted to HUD in August 2002. This initial request
		was denied. THA will continue to pursue the designation in 2004. Other: (list below)
	Ш	Other. (hist below)
HUD	Strateg	gic Goal: Promote self-sufficiency and asset development of families
	Strateg ndividu	·
	ndividu PHA	als Goal: Promote self-sufficiency and asset development of assisted
and i	ndividu PHA housel	Goal: Promote self-sufficiency and asset development of assisted holds
and i	ndividu PHA	Goal: Promote self-sufficiency and asset development of assisted holds
and i	PHA housel	Goal: Promote self-sufficiency and asset development of assisted holds tives: Increase the number and percentage of employed persons in assisted families.
and i	ndividu PHA housel	Goal: Promote self-sufficiency and asset development of assisted holds tives: Increase the number and percentage of employed persons in assisted families. Provide or attract supportive services to improve assistance recipients'
and i	PHA housel	Goal: Promote self-sufficiency and asset development of assisted holds tives: Increase the number and percentage of employed persons in assisted families. Provide or attract supportive services to improve assistance recipients' employability: Establish cooperative relationships with government (municipal, county, and state) and private social service agencies in the
and i	PHA housel	Goal: Promote self-sufficiency and asset development of assisted holds tives: Increase the number and percentage of employed persons in assisted families. Provide or attract supportive services to improve assistance recipients' employability: Establish cooperative relationships with government (municipal, county, and state) and private social service agencies in the provision of on-site training facilities, and the exchange of information
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\boxtimes	PHA (Goal: Ensure equal opportunity and affirmatively further fair housing
	Object	tives:
		Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
		Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
		Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
	\boxtimes	Other: (list below)
		The Trenton Housing Authority (THA) will continue its practice of providing housing to eligible individuals regardless of race, color, religion, national origin, sex, familial status and disability.

Other PHA Goals and Objectives: (list below)

Annual PHA Plan PHA Fiscal Year 2003

[24 CFR Part 903.7]

<u>ı. A</u>	Annual Plan Type:
Select	t which type of Annual Plan the PHA will submit.
\boxtimes	Standard Plan
Strea	amlined Plan: High Performing PHA Small Agency (<250 Public Housing Units) Administering Section 8 Only
	Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Trenton Housing Authority (THA) is on schedule in the realization of the goals and objectives delineated in the 5-Year plan. Specifically, the FY2004 program goals will build upon the significant gains realized in 2001, 2002 and 2003:

- ➤ The THA completed its staff reorganization initiative to more effectively utilize staff to deliver services to tenants and applicants.
- ➤ THA contracted the renovation of 62 units in FY2003. Since FY2001 a total of 408 units were contracted for renovation. These units included 200 long-term vacant units at various THA sites; the Lincoln Homes development (118 units); and a 27-unit building, vacant for 7 years, at Wilson Homes. Another 50units were modernized by a combination of contractors and staff. THA will contract another 10 units for renovation by the end of FY2003.
- ➤ THA was not a recipient for HOPE VI funding in FY2002 for redevelopment of the Kerney Homes development. THA will reapply for this funding in the FY2003 cycle during the last quarter of FY2003. If successful, THA will begin the revitalization of the Kerney Homes neighborhood, providing between 150 and 300 new and renovated mixed income dwellings.
- > THA has joined other New Jersey housing authorities in a joint bond pool that is expected to provide approximately \$13,000,000 to accelerate THA's

modernization program. The bond funds will be used to renovate Campbell Homes, complete the renovations previously initiated at Prospect Village, and convert the facility at 220 Southard Street to an administration building.

- ➤ The Donnelly Homes Resident Council was the recipient of a Resident Opportunities and Self-Sufficiency (ROSS) grant in FY2002. Of the eight (8) councils representing THA developments, two (2)—including Donnelly Homes--have received 501(c)3 designations In FY2004, THA will assist the remaining RC's in receiving their designations, to enable them to apply for future grants.
- > THA will be applying for demolition funding to demolish the facility at 220 Southard Street, the interior of Campbell Homes, and the Miller Homes towers.
- THA received authorization from the Board of Commissioners to form a Community Development Corporation (CDC) to enable THA to pursue additional funding opportunities for development throughout the Trenton community.

Operationally, THA will continue to pursue several benchmark objectives in FY2004:

- Maintain a 97% occupancy rate of available units.
- Achieve a 97% rent collection rate.
- Complete routine work orders within an average of 25 days.
- Complete or abate all emergency work orders within 24 hours.
- Obligate and expend all Capital Funds in a timely manner.
- Turn around all vacant units in an average of 20 days.
- Scoring a minimum of 70% in the physical condition of properties indicator on the Public Housing Assessment System (PHAS).
- Complete all annual inspections of units and systems (including inspection work orders generated from those inspections).
- Redevelop obsolete public housing stock.

The Trenton Housing Authority is confident that FY2004 plan will assure its ability to achieve the mission of promoting adequate and affordable housing, economic opportunity and suitable living environment free from discrimination to low-income residents of the City of Trenton.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

1109011	to i ittadimidits.
\boxtimes	Admissions Policy for Deconcentration (included in plan)
\boxtimes	FY 2004 Capital Fund Program Annual Statement (included in plan)

Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
Optional Attachments:
PHA Management Organizational Chart
FY 2004 Capital Fund Program 5 Year Action Plan
☐ Public Housing Drug Elimination Program (PHDEP) Plan
Comments of Resident Advisory Board or Boards (must be attached if not
included in PHA Plan text)
Other (List below, providing each attachment name)
Supporting Documents Available for Review
Indicate which documents are available for public review by placing a mark in the "Applicable & On

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review				
Applicable & On Display	Supporting Document	Applicable Plan Component		
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans		
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans		
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans		
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs		
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;		
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies		
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies		
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with	Annual Plan: Eligibility, Selection, and Admissions Policies		

List of Supporting Documents Available for Review				
Applicable &	Supporting Document	Applicable Plan Component		
On Display		5		
	deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 Quality Housing and Work Responsibility Act Initial Guidance; Notice and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis			
X	Public housing rent determination policies, including the methodology for setting public housing flat rents check here if included in the public housing A & O Policy	Annual Plan: Rent Determination		
X	Schedule of flat rents offered at each public housing development Check here if included in the public housing A & O Policy	Annual Plan: Rent Determination		
	Section 8 rent determination (payment standard) policies check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination		
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance		
X	Public housing grievance procedures check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures		
	Section 8 informal review and hearing procedures check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures		
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs		
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs		
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs		
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs		
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition		
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing		
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing		
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership		

	List of Supporting Documents Available for Review				
Applicable &	Supporting Document	Applicable Plan Component			
On Display	Delicies serveming one Costion O Homeovementhin museum	Annual Plan:			
	Policies governing any Section 8 Homeownership program check here if included in the Section 8 Administrative Plan	Homeownership			
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency			
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency			
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency			
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention			
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit			
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs			
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)			

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction							
		by	Family Ty	ype			
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	3703	5	5	4	3	2	5
Income >30% but <=50% of AMI	2413	5	5	4	3	2	4
Income >50% but <80% of AMI	2537	4	4	3	3	2	4

Housing Needs of Families in the Jurisdiction							
		by	Family T	'ype			
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Elderly	3074	2	2	2	3	1	2
Families with Disabilities	7890	3	4	3	3	2	3
White	4934	3	3	3	2	2	2
Black	5216	4	4	4	3	2	5
Hispanic	1185	4	4	4	3	2	5
Other	392	3	3	3	2	2	2

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

\boxtimes	Consolidated Plan of the Jurisdiction/s
	Indicate year: 2003
\boxtimes	U.S. Census data: the Comprehensive Housing Affordability Strategy
	("CHAS") dataset
	American Housing Survey data
	Indicate year:
	•
	Other housing market study
	Indicate year:
	Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List						
Waiti	ng list type: (sel	ect one)				
	Section 8 tenan	t-based assistance				
\boxtimes	Public Housing					
	Combined Sect	tion 8 and Public Housi	ing			
	Public Housing Site-Based or sub-jurisdictional waiting list (optional)					
If used, identify which development/subjurisdiction:						
		# of families	% of total families	Annual Turnover		

Housing Needs of Families on the Waiting List			
Waiting list total	2893		183
Extremely low	2460	85	
income <=30% AMI			
Very low income	387	16	
(>30% but <=50%			
AMI)			
Low income	46	2	
(>50% but <80%			
AMI)			
Families with	2220	77	
children			
Elderly families	12	0	
Single families	523	18	
(non-elderly)			
Families with	138	5	
Disabilities			
White	250	9	
Black	2637	91	
Hispanic	0	0	
Other	6	0	
Characteristics by			
Bedroom Size			
(Public Housing			
Only)			
0BR	34	1	10
1BR	757	26	106
2 BR	1037	36	139
3 BR	927	32	50
4 BR	131	5	4
5 BR	7	0	0
5+ BR	0	0	N/A
Is the waiting list clo	sed (select one)?	No Yes	
If yes:			
How long has	it been closed (#	of months)?	
Does the PHA	expect to reoper	the list in the PHA	Plan year? No Yes
		categories of families	s onto the waiting list, even if
generally close	ed? No '	Yes	

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select al	l that apply
\boxtimes	Employ effective maintenance and management policies to minimize the
	number of public housing units off-line
\boxtimes	Reduce turnover time for vacated public housing units
	Reduce time to renovate public housing units
\bowtie	Seek replacement of public housing units lost to the inventory through mixed finance development
	Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
	Maintain or increase section 8 lease-up rates by establishing payment standards
	that will enable families to rent throughout the jurisdiction
	Undertake measures to ensure access to affordable housing among families
_	assisted by the PHA, regardless of unit size required
	Maintain or increase section 8 lease-up rates by marketing the program to
	owners, particularly those outside of areas of minority and poverty
	concentration
	Maintain or increase section 8 lease-up rates by effectively screening Section 8
	applicants to increase owner acceptance of program
	Participate in the Consolidated Plan development process to ensure
	coordination with broader community strategies
	Other (list below)
	gy 2: Increase the number of affordable housing units by:
Select al	l that apply
	A = 1- f = -11'4' = -14' = 04' = 011 4h1 +11 h
	Apply for additional section 8 units should they become available
	Leverage affordable housing resources in the community through the creation
	of mixed - finance housing Pursue housing resources other than public housing or Section 8 tenant based
	Pursue housing resources other than public housing or Section 8 tenant-based assistance.
	Other: (list below):

Explore the leveraging of Capital Funds to finance the renovation of THA long term vacant units.

Need: Specific Family Types: Families at or below 30% of median

	gy 1: Target available assistance to families at or below 30 % of AMI
	•••
	Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
	Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
	Employ admissions preferences aimed at families with economic hardships Adopt rent policies to support and encourage work Other: (list below)
Need:	Specific Family Types: Families at or below 50% of median
	gy 1: Target available assistance to families at or below 50% of AMI
Select al	ll that apply
\boxtimes	Employ admissions preferences aimed at families who are working Adopt rent policies to support and encourage work Other: (list below)
Need:	Specific Family Types: The Elderly
	gy 1: Target available assistance to the elderly:
Select u	in that apply
	Seek designation of public housing for the elderly at French Towers Apply for special-purpose vouchers targeted to the elderly, should they become
	available Other: (list below)
Need:	Specific Family Types: Families with Disabilities
	gy 1: Target available assistance to Families with Disabilities:
Select al	ll that apply

	Seek designation of public housing for families with disabilities Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing Apply for special-purpose vouchers targeted to families with disabilities, should they become available Affirmatively market to local non-profit agencies that assist families with disabilities Other: (list below)
Need: needs	Specific Family Types: Races or ethnicities with disproportionate housing
	gy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:
	Affirmatively market to races/ethnicities shown to have disproportionate housing needs Other: (list below)
	gy 2: Conduct activities to affirmatively further fair housing
	Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units Market the section 8 program to owners outside of areas of poverty /minority concentrations Other: (list below)
Other	Housing Needs & Strategies: (list needs and strategies below)
Of the	factors listed below, select all that influenced the PHA's selection of the ies it will pursue:
	Funding constraints Staffing constraints Limited availability of sites for assisted housing Extent to which particular housing needs are met by other organizations in the community

\boxtimes	Evidence of housing needs as demonstrated in the Consolidated Plan and other
	information available to the PHA
\boxtimes	Influence of the housing market on PHA programs
\boxtimes	Community priorities regarding housing assistance
\boxtimes	Results of consultation with local or state government
\boxtimes	Results of consultation with residents and the Resident Advisory Board
	Results of consultation with advocacy groups
	Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources:				
		l Sources and Uses	Planned	
ed Uses	Planned Us	Planned \$	urces	Sou
			Federal Grants (FY 2004 grants)	1.
		\$6,685,512	Public Housing Operating Fund	a)
		\$4,200,000	Public Housing Capital Fund	b)
			HOPE VI Revitalization	c)
			HOPE VI Demolition	d)
			Annual Contributions for Section 8 Tenant-Based Assistance	e)
			Public Housing Drug Elimination Program (including any Technical Assistance funds)	f)
		\$70,000	Resident Opportunity and Self- Sufficiency Grants	g)
			Community Development Block Grant	h)
			HOME	i)
			ner Federal Grants (list below)	Oth
		2. Prior Year Federal Grants		
			nobligated funds only) (list	(un
			low)	bel
			Prior Year Federal Grants nobligated funds only) (list	Oth 2. (un

	ncial Resources: d Sources and Uses	
Sources	Planned \$	Planned Uses
Capital Fund 2003	\$2,313,598	Modernization
3. Public Housing Dwelling Rental Income		
Based on Est. 2003 income	\$5,240,462	Operations
4. Other income (list below)		
Excess Utilities	\$ 150,000	Operations
Interest	\$ 14,500	Operations
Resident Participation	\$ 45,000	Res. Self-sufficiency
4. Non-federal sources (list below)		
MCBOSS	\$ 75,000	Pre-apprenticeship
Bond Issue	\$13,000,000	Modernization
Total Resources	\$31,794,072	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all	
that apply)	
When families are within a certain number of being offered a unit: 1 to 50	
When families are within a certain time of being offered a unit: (state time)	
Other: (describe):	
b. Which non-income (screening) factors does the PHA use to establish eligibility for	•
admission to public housing (select all that apply)?	
Criminal or Drug-related activity	
Rental history	
Housekeeping	
Other (describe)	

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes? d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
(2)Waiting List Organization
 a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply) Community-wide list Sub-jurisdictional lists Site-based waiting lists (Lincoln Homes and French Towers) Other (describe)
 b. Where may interested persons apply for admission to public housing? PHA main administrative office PHA development site management office Other (list below)
c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) Assignment
1. How many site-based waiting lists will the PHA operate in the coming year?2
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)? If yes, how many lists? 2
3. Yes No: May families be on more than one list simultaneously If yes, how many lists? 2
 4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)? PHA main administrative office All PHA development management offices Management offices at developments with site-based waiting lists At the development to which they would like to apply Other (list below)
Admissions & Continued Occupancy Office

875 New Willow Street Trenton, NJ 08638

(3) Assignment

 a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one) One Two Three or More
b. X Yes No: Is this policy consistent across all waiting list types?
c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:
(4) Admissions Preferences
a. Income targeting: ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
b. Transfer policies: In what circumstances will transfers take precedence over new admissions? (list
below): Emergencies Overhoused Underhoused Medical justification Administrative reasons determined by the PHA (e.g., to permit modernization work)
Resident choice: (state circumstances below) Other: (list below)
c. Preferences 1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection (5) Occupancy)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

	Federal preferences: Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) Victims of domestic violence Substandard housing Homelessness High rent burden (rent is > 50 percent of income)
	Working families and those unable to work because of age or disability Veterans and veterans' families Residents who live and/or work in the jurisdiction Those enrolled currently in educational, training, or upward mobility programs Households that contribute to meeting income goals (broad range of incomes) Households that contribute to meeting income requirements (targeting) Those previously enrolled in educational, training, or upward mobility programs Victims of reprisals or hate crimes
3. If the the space priority through to each	Other preference(s) (list below) PHA will employ admissions preferences, please prioritize by placing a "1" in the that represents your first priority, a "2" in the box representing your second and so on. If you give equal weight to one or more of these choices (either an absolute hierarchy or through a point system), place the same number next. That means you can use "1" more than once, "2" more than once, etc.
3 4 4	Federal preferences: Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) Victims of domestic violence Substandard housing Homelessness High rent burden
	oreferences (select all that apply) Working families and those unable to work because of age or disability <i>1</i> Veterans and veterans' families Residents who live and/or work in the jurisdiction Those enrolled currently in educational, trng., or upward mobility programs 2 Households that contribute to meeting income goals (broad range of incomes) Households that contribute to meeting income requirements (targeting)

	Those previously enrolled in educational, training, or upward mobility programs 2
	Victims of reprisals or hate crimes Other preference(s) (list below)
4. Rel □ ⊠	ationship of preferences to income targeting requirements: The PHA applies preferences within income tiers Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements
(5) Oc	<u>cupancy</u>
	at reference materials can applicants and residents use to obtain information ut the rules of occupancy of public housing (select all that apply) The PHA-resident lease The PHA's Admissions and (Continued) Occupancy policy PHA briefing seminars or written materials Other source (list)
	w often must residents notify the PHA of changes in family composition? ect all that apply) At an annual reexamination and lease renewal Any time family composition changes At family request for revision Other (list): • When required to relocate as a result of modernization/ demolition. • When returning to a site following modernization/ development.
(6) De	concentration and Income Mixing
a. 🔀	Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?
b. 🗌	Yes No: Did the PHA adopt any changes to its admissions policies based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?
c. If th	e answer to b was yes, what changes were adopted? (select all that apply) Adoption of site based waiting lists If selected, list targeted developments below:
	Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments

	If selected, list targeted developments below:
	Employing new admission preferences at targeted developments If selected, list targeted developments below: Same as above
	Other (list policies and developments targeted below)
	TRENTON HOUSING AUTHORITY DECONCENTRATION POLICY
the Tr	ordance with Section 513 of the Quality Housing and Work Responsibility Act of 1998, enton Housing Authority will make every effort to provide for deconcentration of y and income-mixing by maintaining a balanced income mix on all of its family sites.
this go	ousing authority may offer incentives to eligible families that would help accomplish al. Skipping of a family on the waiting list specifically to reach another family with a or higher income will be done as required to meet this goal.
d. 🗌	Yes No: Did the PHA adopt any changes to other policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
e. If the app	he answer to d was yes, how would you describe these changes? (select all that bly)
	Additional affirmative marketing Actions to improve the marketability of certain developments Adoption or adjustment of ceiling rents for certain developments Adoption of rent incentives to encourage deconcentration of poverty and income-mixing Other (list below)
	sed on the results of the required analysis, in which developments will the PHA special efforts to attract or retain higher-income families? (select all that apply) Not applicable: results of analysis did not indicate a need for such efforts List (any applicable) developments below:
_	sed on the results of the required analysis, in which developments will the PHA special efforts to assure access for lower-income families? (select all that apply) Not applicable: results of analysis did not indicate a need for such efforts List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility
 a. What is the extent of screening conducted by the PHA? (select all that apply) Criminal or drug-related activity only to the extent required by law or regulation Criminal and drug-related activity, more extensively than required by law or regulation More general screening than criminal and drug-related activity (list factors below) Other (list below)
b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
 e. Indicate what kinds of information you share with prospective landlords? (select all that apply) Criminal or drug-related activity Other (describe below)
(2) Waiting List Organization
 a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply) None Federal public housing
Federal moderate rehabilitation

Federal project-based certificate program Other federal or local program (list below)

 b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply) PHA main administrative office Other (list below)
(3) Search Time
a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?
If yes, state circumstances below:
(4) Admissions Preferences
a. Income targeting
Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?
 b. Preferences 1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent (5) Special purpose section 8 assistance programs)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)
Former Federal preferences Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) Victims of domestic violence Substandard housing Homelessness
High rent burden (rent is > 50 percent of income)
Other preferences (select all that apply) Working families and those unable to work because of age or disability Veterans and veterans' families Residents who live and/or work in your jurisdiction Those enrolled currently in educational, training, or upward mobility programs Households that contribute to meeting income goals (broad range of incomes)

	Households that contribute to meeting income requirements (targeting) Those previously enrolled in educational, training, or upward mobility
	programs Visting of applicate and the actions of the second of the secon
H	Victims of reprisals or hate crimes Other preference(s) (list below)
	Other preference(s) (list below)
the s seco choi same	e PHA will employ admissions preferences, please prioritize by placing a "1" in space that represents your first priority, a "2" in the box representing your and priority, and so on. If you give equal weight to one or more of these ces (either through an absolute hierarchy or through a point system), place the enumber next to each. That means you can use "1" more than once, "2" more once, etc.
	Date and Time
Former	Federal preferences Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) Victims of domestic violence Substandard housing Homelessness High rent burden
Other p	oreferences (select all that apply)
	Working families and those unable to work because of age or disability
	Veterans and veterans' families
	Residents who live and/or work in your jurisdiction
\sqcup	Those enrolled currently in educational, training, or upward mobility programs
H	Households that contribute to meeting income goals (broad range of incomes)
H	Households that contribute to meeting income requirements (targeting) Those previously enrolled in educational, training, or upward mobility
Ш	programs
	Victims of reprisals or hate crimes
Ħ	Other preference(s) (list below)
	other preference(b) (list below)
4. Am	ong applicants on the waiting list with equal preference status, how are
app	licants selected? (select one)
	Date and time of application
	Drawing (lottery) or other random choice technique
5. If th	e PHA plans to employ preferences for "residents who live and/or work in the
	diction" (select one)
	This preference has previously been reviewed and approved by HUD

The PHA requests approval for this preference through this PHA Plan
 Relationship of preferences to income targeting requirements: (select one) The PHA applies preferences within income tiers Notapplicable: the pool of applicant families ensures that the PHA will meet income targeting requirements
(5) Special Purpose Section 8 Assistance Programs
 a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply) The Section 8 Administrative Plan Briefing sessions and written materials Other (list below)
 b. How does the PHA announce the availability of any special-purpose section 8 programs to the public? Through published notices Other (list below)
4. PHA Rent Determination Policies [24 CFR Part 903.7 9 (d)]
A. Public Housing Exemptions: PHAs that do not administer public housing are not required to complete sub-component
4A. (1) Income Based Rent Policies
Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.
a. Use of discretionary policies: (select one)
The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))
Or

The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)
b. Minimum Rent
1. What amount best reflects the PHA's minimum rent? (select one) \$0\$ \$1-\$25\$ \$26-\$50
2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?
3. If yes to question 2, list these policies below:
c. Rents set at less than 30% than adjusted income
1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:
 d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply) For the earned income of a previously unemployed household member For increases in earned income Fixed amount (other than general rent-setting policy) If yes, state amount/s and circumstances below:
Fixed percentage (other than general rent-setting policy) If yes, state percentage/s and circumstances below:
For household heads For other family members For transportation expenses For the non-reimbursed medical expenses of non-disabled or non-elderly families Other (describe below)
e. Ceiling Rents

1.	Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)
	Yes for all developments Yes but only for some developments No
2.	For which kinds of developments are ceiling rents in place? (select all that apply)
	For all developments For all general occupancy developments (not elderly or disabled or elderly only) For specified general occupancy developments For certain parts of developments; e.g., the high-rise portion For certain size units; e.g., larger bedroom sizes Other (list below)
3.	Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)
	Market comparability study Fair market rents (FMR) 95 th percentile rents 75 percent of operating costs 100 percent of operating costs for general occupancy (family) developments Operating costs plus debt service The "rental value" of the unit Other (list below)
f.]	Rent re-determinations:
1.	Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply) Never At family option
	Any time the family experiences an income increase Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold): A monthly increase of \$40 or more Other (list below)
g. [Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents	
1. In setting the market-based flat rents, what so to establish comparability? (select all that app The section 8 rent reasonableness study of Survey of rents listed in local newspaper Survey of similar unassisted units in the n Other (list/describe below)	oly.) f comparable housing
B. Section 8 Tenant-Based Assistance Exemptions: PHAs that do not administer Section 8 tenant	hased assistance are not required to
complete sub-component 4B. Unless otherwise specified, the tenant-based section 8 assistance program (voucher voucher program, certificates).	all questions in this section apply only to
(1) Payment Standards	
Describe the voucher payment standards and policies.	
personal me roughly payment standards and ponoices.	
a. What is the PHA's payment standard? (select t standard) At or above 90% but below100% of FMR 100% of FMR Above 100% but at or below 110% of FMR Above 110% of FMR (if HUD approved;	IR
 b. If the payment standard is lower than FMR, w standard? (select all that apply) FMRs are adequate to ensure success amos segment of the FMR area The PHA has chosen to serve additional f standard Reflects market or submarket Other (list below) 	ong assisted families in the PHA's
 c. If the payment standard is higher than FMR, we (select all that apply) FMRs are not adequate to ensure success segment of the FMR area Reflects market or submarket 	•

To increase housing options for families

Other (list below)		
 d. How often are payment standards reevaluated for adequacy? (select one) Annually Other (list below) 		
 e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply) Success rates of assisted families Rent burdens of assisted families Other (list below) 		
(2) Minimum Rent		
 a. What amount best reflects the PHA's minimum rent? (select one) \$0 \$1-\$25 \$26-\$50 		
b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)		
5. Operations and Management [24 CFR Part 903.7 9 (e)]		
Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)		
A. PHA Management Structure		
Describe the PHA's management structure and organization. (select one)		
An organization chart showing the PHA's management structure and		
organization is attached. A brief description of the management structure and organization of the PHA follows:		
Under the supervision of the Board of Commissioners, the Executive Director manages the THA through the following organizational structure:		
Executive Director		
Deputy Executive Director		
<u>Director of Housing Operations</u> Assistant Director of Housing Operations		

Principle Site Managers (4)
Assistant Managers
Site Maintenance Personnel
Central Maintenance
Manager of Adm. and Continued Occupancy
Manager of Resident Services
Supervisor of Security
Manager of Information Systems

Director of Administrative Services

Manager of Procurement and Contracts Human Resources Assistant Risk Management Coordinator

Director of Accounting & Finance

Director of Modernization

Legal Services Officer

Grants Manager

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families	Expected
	Served at Year	Turnover
	Beginning	

Public Housing	1504	96
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)	0	Future funding of PHDEP uncertain
Other Federal Programs(list individually)		
ROSS: Senior Service Coordinator	366	36

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: Preventive Maintenance Plan
 - THA Preventive Maintenance Plan
- (2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Hor	ısing
1. Yes	No: Has the PHA established any written grievance procedures in
	addition to federal requirements found at 24 CFR Part 966
	Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:
 2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply) PHA main administrative office PHA development management offices Other (list below)
B. Section 8 Tenant-Based Assistance 1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?
If yes, list additions to federal requirements below:
 2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply) PHA main administrative office Other (list below)
7. Capital Improvement Needs [24 CFR Part 903.7 9 (g)] Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.
A. Capital Fund Activities
Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.
(1) Capital Fund Program Annual Statement
Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template OR , at the PHA's option, by completing and attaching a properly updated HUD-52837.
Select one: The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) -or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number NJ39P00550104 FFY of Grant Approval: (2004)

X Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	\$0
4	1410 Administration	\$424,667
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	\$281,853
8	1440 Site Acquisition	
9	1450 Site Improvement	\$200,000
10	1460 Dwelling Structures	\$3,205,153
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	\$135,000
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	\$4,246,673
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement Capital Fund Program (CFP) Part II: Supporting Table

	I	1	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
11A-Wide Activities		Nullibei	Cost
NJ005009/Josephson	Electrical Upgrade	1460	\$85,000
HA-WIDE	Ranges and Refrigerators	1475	50,000
HA-WIDE	Vehicle Replacement	1475	85,000
HA-WIDE	Unit Renovations/ Occupancy Initiative	1460	1,015,529
HA-WIDE	Bond Debt Service	1460	1,009,624
NJ005007/ Page	Stairwell Replacement	1460	400,000
NJ005006/ Wilson	Stairwell Repair	1460	200,000
NJ005011/ Abbott	Exterior Weatherproofing	1460	300,000
HA-WIDE	Roof Replacement	1460	100,000
HA-WIDE	Master Meter System Repairs	1460	50,000
HA-WIDE	Sanitary Lines	1460	45,000
HA-WIDE	Site Improvements	1450	200,000
	Subtotal		\$3,540,153
HA- WIDE	A&E Cost	1430	\$281,853
HA- WIDE	Administration Needs Director Of Modernization ((\$77,250) Modernization Accountant (\$57,343) Administrative Assistant (\$43,075) Construction Manager (\$48,646) Construction Manager (\$48,646) Wage Rate Compliance Officer (\$34,763) Fringe Benefits (\$114,944)	1410	\$424,667
HA-WIDE	Management Needs	1408	\$0
	Total Amount of Annual Grant		\$4,246,673

Annual Statement Capital Fund Program (CFP) Part III: Implementation Schedule

Development	All Funds Obligated	All Funds Expended
Number/Name HA-Wide Activities		
TIA-WIGE ACTIVITIES		
NJ005001/Lincoln	10/1/2005	10/1/2007
NJ005002/Donnelly NJ005003/Prospect	10/1/2005	10/1/2007
NJ005004/Kerney	10, 1, 2000	10/1/2007
NJ005005/Campbell	10/1/2005	10/1/2007
NJ005006/Wilson NJ005007/Page	10/1/2005	10/1/2007
NJ005008/Haverstick	10/1/2005	10/1/2007
NJ005009/Josephson	10/1/2005	10/1/2007
NJ005010/Miller		
NJ005011/Abbott NJ005012/French	10/1/2005	10/1/2007
	, ,	
HA-Wide Physical	10/1/2005	10/1/2007
Needs		
TT A TA7: 1		
HA-Wide Management Needs		
	10/1/2005	10/1/2007
HA-Wide	10/1/2005	10/1/2007
Administrative	20, 2, 2000	20, 2, 2007
Needs		

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

property apatitude response
a. Xes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)
 b. If yes to question a, select one: The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name
□ The Capital Fund Program 5-Year Action Plan is provided below: (if selected copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

Optional 5-Year Action Plan Tables			
Development Number			% Vacancies in Development
	PHA widePhysical Needs		

Description of Needed Physical Improvements or Management Improvements	Estimated	Planned Start Date
	Cost	(HA Fiscal Year)
A & E Fees	\$ 281,853	2004
A & E Fees	\$ 338,116	2005
A & E Fees	\$ 316,426	2006
A & E Fees	\$ 301,747	2007
A & E Fees	\$ 301,747	2008
Electrical Upgrade: NJ005009/ Josephson Apartments	\$ 85,000	2004
Electrical Upgrade: NJ005009/ Josephson Apartments	\$ 200,000	2006
Vehicle Replacement: HA-Wide	\$ 85,000	2004
Vehicle Replacement: HA-Wide	\$ 100,000	2008
Stairwell Replacement: NJ005007/Page Homes	\$ 400,000	2004
Stairwell Repair: NJ005006/Wilson Homes	\$ 200,000	2004
Exterior Weatherproofing/NJ005011/Abbott Apts.	\$ 300,000	2004
Air Conditioning/NJ005011/Abbott Apts.	\$ 100,000	2008
Roof Repairs: HA-Wide	\$ 100,000	2004
Master Meter System Repairs: HA-Wide	\$ 50,000	2004
Sanitary Lines: HA-Wide	\$ 45,000	2004
Sanitary Lines: HA-Wide	\$ 300,000	2008
Site Improvements: HA-Wide	\$ 200,000	2004
Building Renovations: Wilson Homes (NJ0056)	\$ 1,635,000	2005
Building Renovations: Wilson Homes (NJ0056)	\$ 1,555,032	2007
Boiler Repairs/ Replacement	\$ 600,000	2006
Boiler Repairs/ Replacement	\$ 217,000	2007
Boiler Repairs/ Replacement	\$ 217,000	2008
Unit Renovations/Occupancy Initiative	\$ 1,015529	2004
Unit Renovations/Occupancy Initiative	\$ 839,265	2005
Unit Renovations/Occupancy Initiative	\$ 1,295,956	2006
Unit Renovations/Occupancy Initiative	\$ 738,603	2007

Unit Renovations/Occupancy Initiative	\$ 1,243,634	2008
Ranges and Refrigerators	\$ 50,000	2004
Ranges and Refrigerators	\$ 50,000	2008
Window Replacement: HA-Wide	\$ 400,000	2008
Doors and Locks: HA-Wide	\$ 100,000	2008
Debt Service—Bond Issue (Campbell Homes, Prospect Village, 220 Southard St.)	\$ 1,009,624	2004
Debt Service—Bond Issue (Campbell Homes, Prospect Village, 220 Southard St.)	\$ 1,009,624	2005
Debt Service—Bond Issue (Campbell Homes, Prospect Village, 220 Southard St.)	\$ 1,009,624	2006
Debt Service—Bond Issue (Campbell Homes, Prospect Village, 220 Southard St.)	\$ 1,009,624	2007
Debt Service—Bond Issue (Campbell Homes, Prospect Village, 220 Southard St.)	\$ 1,009,624	2008
Total estimated cost over next 5 years	\$18,710,028	

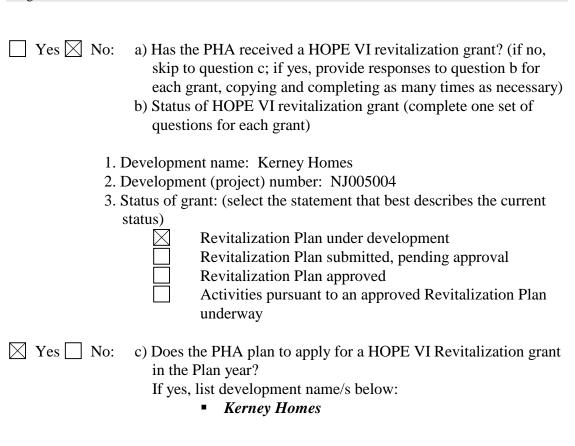
Optional 5-Year Action Plan Tables					
Development	Development Name	Number	% Vaca	% Vacancies	
Number	(or indicate PHA wide)	Vacant	in Deve	lopment	
		Units			
	PHA wide Management				
	Needs				
Description of Needed Physical Improvements or Management			Estimated	Planned Start Date	
Improvements			Cost	(HA Fiscal Year)	
			\$0		
N/A					
Total estimated cost over next 5 years			\$0		

	Optional 5-Year Act	ion Plan Tables		1
Development Number	Development Name	Number	% Vacancies	
	(or indicate PHA wide)	Vacant Units	in Development	
	PHA wide –Administrative Ne	eds		
Description of Needed	Physical Improvements or Admini	istrative Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Director of Modernizat	ion		\$ 77,250	2004
Director of Modernizat	ion		\$ 79,568	2005
Director of Modernizat	ion		\$ 81,955	2006
Director of Modernizat	ion		\$ 84,413	2007
Director of Modernizat	ion		\$ 86,946	2008
Modernization Account	tant		\$ 57,343	2004
Modernization Account	tant		\$ 59,063	2005
Modernization Account	tant		\$ 60,835	2006
Modernization Account	tant		\$ 62,660	2007
Modernization Account	tant		\$ 64,540	2008
Administrative Assistar	nt		\$ 43,075	2004
Administrative Assistar	nt		\$ 44,367	2005
Administrative Assistar	nt		\$ 45,698	2006
Administrative Assistar	nt		\$ 47,069	2007
Administrative Assistar	nt		\$ 48,481	2008

Wage Rate Compliance Specialist	\$ 34,763	2004
Wage Rate Compliance Specialist	\$ 35,806	2005
Wage Rate Compliance Specialist	\$ 36,880	2006
Wage Rate Compliance Specialist	\$ 37,986	2007
Wage Rate Compliance Specialist	\$ 39,126	2008
Construction Managers (2)	\$ 97,292	2004
Construction Managers (2)	\$100,210	2005
Construction Managers (2)	\$103,218	2006
Construction Managers (2)	\$106,314	2007
Construction Managers (2)	\$109,503	2008
Fringe Benefits	\$ 114,944	2004
Fringe Benefits	\$ 105,653	2005
Fringe Benefits	\$ 96,082	2006
Fringe Benefits	\$ 86,225	2007
Fringe Benefits	\$ 76,072	2008
Total estimated cost over next 5 years	\$2,123,337	

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.



☐ Yes ⊠ No:	d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
Yes No:	e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below: THA intends to accelerate capital improvements by the issuance of bonds in the amount of \$13,000,000 utilizing capital funds for the debt service. Funds will be used for the complete renovation of Campbell Homes, external renovation of Prospect Village and renovation of a facility at 220 Southard St.
[24 CFR Part 903.7 9	and Disposition (h)] onent 8: Section 8 only PHAs are not required to complete this section.
1. ⊠ Yes □ No	Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.) 1) Contingent upon the analysis of a property assessment, two (2) Miller Homes towers, consisting of 216 units may be recommended for demolition or disposition. 2) Interior demolition will be recommended for Campbell Homes. 3) A demolition request for the warehouse facility at 220 Southard St. will also be recommended.
2. Activity Descrip	otion
☐ Yes ⊠ No:	Has the PHA provided the activities description information in the optional Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)
	Demolition/Disposition Activity Description
1a. Development n	ame: Miller Homes

1b. Development (project) number: NJ005010
2. Activity type: Demolition 🔀
Disposition 🖂
3. Application status (select one)
Approved
Submitted, pending approval
Planned application 🔀
4. Date application approved, submitted, or planned for submission: (09/01/04)
5. Number of units affected: 216
6. Coverage of action (select one)
Part of the development
Total development
7. Timeline for activity:
a. Actual or projected start date of activity: Not determined.
b. Projected end date of activity:
Demolition/Disposition Activity Description
1a. Development name: Campbell Homes
1b. Development (project) number: NJ005005
2. Activity type: Demolition
Disposition
3. Application status (select one)
Approved
Submitted, pending approval
Planned application 🗵
4. Date application approved, submitted, or planned for submission: (04/01/04)
5. Number of units affected: 81
6. Coverage of action (select one)
Part of the development
Total development
7. Timeline for activity:
a. Actual or projected start date of activity: Not determined.
b. Projected end date of activity:
Demolition/Disposition Activity Description
1a. Development name: 220 Southard St. (Warehouse)
1b. Development (project) number: NJ005
2. Activity type: Demolition
Disposition 🗵
3. Application status (select one)
Approved
Submitted, pending approval
Planned application 🗵

1 Date application a	approved, submitted, or planned for submission: (04/01/04)		
5. Number of units affected: None			
6. Coverage of action (select one)			
Part of the devel			
Total developme	<u> </u>		
7. Timeline for activ			
	projected start date of activity: Not determined.		
	end date of activity:		
b. Trojected (end date of activity.		
9. Designation of	of Public Housing for Occupancy by Elderly Families		
	ith Disabilities or Elderly Families and Families with		
Disabilities			
[24 CFR Part 903.7 9 (i)	1		
	onent 9; Section 8 only PHAs are not required to complete this section.		
•	· · · · · · · · · · · · · · · · · · ·		
1. Yes No:	Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.) The J Conner French Towers is presently designated for the elderly and the disabled. THA proposes to designate the development for seniors only.		
2. Activity Descript			
Yes No:	Has the PHA provided all required activity description		
	information for this component in the optional Public Housing		
	Asset Management Table? If "yes", skip to component 10. If		
	"No", complete the Activity Description table below.		
n.	ecionation of Dublic Housing Activity Description		
	esignation of Public Housing Activity Description		
_	1a. Development name: J. Conner French Towers		
1b. Development (project) number: NJ012			
2. Designation type:	1 1 11 1 🔽		
Occupancy b	y only the elderly 🔀		

Occupancy by families with disabilities Occupancy by only elderly families and families with disabilities			
	3. Application status (select one)		
	cluded in the PHA's Designation Plan		
-	ending approval		
Planned appli			
	ion approved, submitted, or planned for submission: (06/30/04) this designation constitute a (select one)		
New Designation			
	eviously-approved Designation Plan?		
6. Number of units	affected: 151		
7. Coverage of action	· · · · · · · · · · · · · · · · · · ·		
Part of the devel	•		
☐ ☐ Total developme	nt		
	f Public Housing to Tenant-Based Assistance		
[24 CFR Part 903.7 9 (j)]	nent 10; Section 8 only PHAs are not required to complete this section.		
Exemptions from compo	nent 10, Beetion 6 om 111118 are not required to complete and section.		
A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act			
1. \square Yes \boxtimes No:	Have any of the PHA's developments or portions of		
	developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations		
	Act? (If "No", skip to component 11; if "yes", complete one		
	activity description for each identified development, unless		
	eligible to complete a streamlined submission. PHAs		
	completing streamlined submissions may skip to component		
	11.)		
2. Activity Descripti			
☐ Yes ☐ No:	Has the PHA provided all required activity description		
	information for this component in the optional Public Housing		
	Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.		
	110, complete the Activity Description table below.		
Conversion of Public Housing Activity Description			
1a. Development name:			
1b. Development (project) number:			

2. What is the status of the required assessment?		
Assessment underway		
Assessment results submitted to HUD		
Assessment results approved by HUD (if marked, proceed to next		
question)		
U Other (explain below)		
3. Yes No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)		
4. Status of Conversion Plan (select the statement that best describes the current		
status)		
Conversion Plan in development		
Conversion Plan submitted to HUD on: (DD/MM/YYYY)		
Conversion Plan approved by HUD on: (DD/MM/YYYY)		
Activities pursuant to HUD-approved Conversion Plan underway		
5. Description of how requirements of Section 202 are being satisfied by means other		
than conversion (select one)		
Units addressed in a pending or approved demolition application (date submitted or approved:		
Units addressed in a pending or approved HOPE VI demolition application		
(date submitted or approved:)		
Units addressed in a pending or approved HOPE VI Revitalization Plan		
(date submitted or approved:)		
Requirements no longer applicable: vacancy rates are less than 10 percent		
Requirements no longer applicable: site now has less than 300 units		
Other: (describe below)		
B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937		
C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937		
11. Homeownership Programs Administered by the PHA		
[24 CFR Part 903.7 9 (k)]		
A. Public Housing		
A. I unite Housing		

Evamptions from Compo	nent 11 A. Castion 9 only DHAs are not required to complete 11 A
Exemptions from Compo	nent 11A: Section 8 only PHAs are not required to complete 11A.
1. Yes No:	Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to small PHA or high performing PHA status. PHAs completing streamlined submissions may skip to component 11B.)
2 Activity Decement	on.
2. Activity Description Yes No:	Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)
	lic Housing Homeownership Activity Description Complete one for each development affected)
1a. Development nan	
1b. Development (pro	
2. Federal Program a	
☐ HOPE I ☐ 5(h) ☐ Turnkey l	
3. Application status:	(select one)
Submitted	l; included in the PHA's Homeownership Plan/Program d, pending approval application
	hip Plan/Program approved, submitted, or planned for submission:
(DD/MM/YYYY)	The second secon
5. Number of units a	affected:
6. Coverage of action	
Part of the develo	· · · · · · · · · · · · · · · · · · ·
☐ Total developme	nt

B. Section 8 Tenant Based Assistance			
1. ☐ Yes ⊠ No:	Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. High performing PHAs may skip to component 12.)		
2. Program Descripti	on:		
a. Size of Program Yes No:	Will the PHA limit the number of families participating in the section 8 homeownership option?		
number of par	to the question above was yes, which statement best describes the ticipants? (select one) The sever participants Oparticipants Oparticipants Oparticipants Oparticipants Oparticipants		
its cr	eligibility criteria the PHA's program have eligibility criteria for participation in a Section 8 Homeownership Option program in addition to HUD iteria? yes, list criteria below:		
[24 CFR Part 903.7 9 (1)]	nity Service and Self-sufficiency Programs		
	nent 12: High performing and small PHAs are not required to complete this aly PHAs are not required to complete sub-component C.		
A. PHA Coordinati	on with the Welfare (TANF) Agency		
	ments: the PHA has entered into a cooperative agreement with the ANF Agency, to share information and/or target supportive		

services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? <u>3/15/02</u>

2.	Other coordination efforts between the PHA and TANF agency (select all that		
\square	apply) Client referrals		
\boxtimes	Information sharing regarding mutual clients (for rent determinations and otherwise)		
\boxtimes	Coordinate the provision of specific social and self-sufficiency services and programs to eligible families		
\boxtimes	Jointly administer programs		
	Partner to administer a HUD Welfare-to-Work voucher program		
	Joint administration of other demonstration program		
	Other (describe)		
_			
В.	Services and programs offered to residents and participants		
	(1) General		
	a. Self-Sufficiency Policies		
	Which, if any of the following discretionary policies will the PHA employ to		
	enhance the economic and social self-sufficiency of assisted families in the		
	following areas? (select all that apply)		
	Public housing rent determination policies		
	Public housing admissions policies Section 8 admissions policies		
	Preference in admission to section 8 for certain public housing families		
	Preferences for families working or engaging in training or education		
	programs for non-housing programs operated or coordinated by the PHA		
	Preference/eligibility for public housing homeownership option		
	participation		
	Preference/eligibility for section 8 homeownership option participation		
	Other policies (list below)		
	b. Economic and Social self-sufficiency programs		
	Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self		

Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Apprenticeship Training	100	TANF recipients	Donnelly-Page Homes	Public Housing
Section 3 Program	50	Resident interest	THA Wide	Public Housing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation			
Program	Required Number of Participants	Actual Number of Participants	
	(start of FY 2003 Estimate)	(As of: 10/01/02)	
Public Housing			
Section 8			

b.
Yes
No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

The Trenton Housing Authority has taken significant steps in the implementation of a FSS program. Components of the program include:

- 1. Pre-Apprenticeship program in coordination with the Mercer County Board of Social Services
- 2. Full implementation of Section 3 provisions of the 24 CFR 135.
- 3. Initiation of advocacy, counseling, and resident training through THA's Department of Resident Services.

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from			
	lfare program requirements) by: (select all that apply)		
	Adopting appropriate changes to the PHA's public housing rent determination		
	policies and train staff to carry out those policies Informing residents of new policy on admission and reexamination		
	Actively notifying residents of new policy at times in addition to admission and		
	reexamination.		
	Establishing or pursuing a cooperative agreement with all appropriate TANF		
\bowtie	agencies regarding the exchange of information and coordination of services Establishing a protocol for exchange of information with all appropriate TANF		
	agencies		
	Other: (list below)		
D. Re	eserved for Community Service Requirement pursuant to section 12(c) of		
	S. Housing Act of 1937		
12 I	DIIA Cafety and Crime Drawantian Magazine		
	PHA Safety and Crime Prevention Measures R Part 903.7 9 (m)]		
Exemp	tions from Component 13: High performing and small PHAs not participating in PHDEP and		
	8 Only PHAs may skip to component 15. High Performing and small PHAs that are pating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-		
compoi			
A. No	eed for measures to ensure the safety of public housing residents		
	scribe the need for measures to ensure the safety of public housing residents		
(se	lect all that apply) High incidence of violent and/or drug-related crime in some or all of the PHA's		
	developments		
\boxtimes	High incidence of violent and/or drug-related crime in the areas surrounding or		
$ \times $	adjacent to the PHA's developments		
	adjacent to the PHA's developments Residents fearful for their safety and/or the safety of their children Observed lower-level crime, vandalism and/or graffiti People on waiting list unwilling to move into one or more developments due to		
	adjacent to the PHA's developments Residents fearful for their safety and/or the safety of their children Observed lower-level crime, vandalism and/or graffiti People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime		
	adjacent to the PHA's developments Residents fearful for their safety and/or the safety of their children Observed lower-level crime, vandalism and/or graffiti People on waiting list unwilling to move into one or more developments due to		
	adjacent to the PHA's developments Residents fearful for their safety and/or the safety of their children Observed lower-level crime, vandalism and/or graffiti People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime		
	adjacent to the PHA's developments Residents fearful for their safety and/or the safety of their children Observed lower-level crime, vandalism and/or graffiti People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime Other (describe below) hat information or data did the PHA used to determine the need for PHA actions improve safety of residents (select all that apply).		
	adjacent to the PHA's developments Residents fearful for their safety and/or the safety of their children Observed lower-level crime, vandalism and/or graffiti People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime Other (describe below) hat information or data did the PHA used to determine the need for PHA actions improve safety of residents (select all that apply). Safety and security survey of residents		
	adjacent to the PHA's developments Residents fearful for their safety and/or the safety of their children Observed lower-level crime, vandalism and/or graffiti People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime Other (describe below) hat information or data did the PHA used to determine the need for PHA actions improve safety of residents (select all that apply).		

	Analysis of cost trends over time for repair of vandalism and removal of graffiti Resident reports PHA employee reports Police reports Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs Other (describe below)			
	Campbell Homes	nost affected? (list below) Wilson Homes Haverstick Homes	Page Homes Donnelly Homes	
	me and Drug Prevent ake in the next PHA	tion activities the PHA has fiscal year	undertaken or plans to	
(select	all that apply) Contracting with outsi crime- and/or drug-pre Crime Prevention Thre Activities targeted to a Volunteer Resident Pa Other (describe below Employment of Securi	ough Environmental Design at-risk youth, adults, or senio atrol/Block Watchers Progra)	ions for the provision of	
	ordination between P	•		
		measures and activities: (se	oppropriate police precincts for elect all that apply)	
	evaluation of drug-elin Police provide crime of Police have establishe community policing of Police regularly testify	data to housing authority star	ff for analysis and action using authority property (e.g., viction cases	

Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
Other activities (list below)
2. Which developments are most affected? (list below) **All developments*
D. Additional information as required by PHDEP/PHDEP Plan
PHAs eligible for FY 2003 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.
Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
Yes No: Has the PHA included the PHDEP Plan for FY 2003 in this PHA Plan?
Yes No: This PHDEP Plan is an Attachment. (Attachment Filename:)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

PET POLICY

TRENTON HOUSING AUTHORITY RESIDENTIAL PET POLICIES AND PROCEDURES

Pursuant to the to the Quality Housing and Work Responsibility Act of 1998, the Trenton Housing Authority must allow tenants of general occupancy housing to keep common household pets, subject to reasonable regulations and fees. The following represents this pet policy, which is incorporated by reference into the dwelling lease and the Admissions and Continuing Occupancy Policy. The policies and procedures are in conformance with the federal mandate to provide a decent, safe and sanitary living environment for tenants of the Trenton Housing Authority.

I Registration

Residents must provide all documentation required by this policy and execute a Residential Pet Agreement. All pets must be approved in advance and registered before they are brought onto the premises.

Initial registrations are valid up to and until the time of annual recertification. Pet registrations shall be renewed every year at the time of the resident's recertification. Prior to being approved for renewal, the resident must provide any updated documentation required by this policy.

Pets subject to registration: Dogs, Cats

Required Documentation:

- 1. Current license from the City of Trenton: Dogs only.
- 2. Certificate signed by licensed veterinarian stating that pet has received all recommended inoculations and that the pet is free of pests and communicable disease.
- 3. Proof that the pet has been spayed or neutered.
- 4. Execution of a Pet Agreement stating that tenant acknowledges complete responsibility for the care, cleaning and confinement of the pet and agrees to comply with all THA policies and procedures.

Registration may be denied under the following circumstances:

- 1. The pet owner fails to provide or to update all of the aforementioned documents.
- 2. The THA determines that the tenant is unable to keep the pet in compliance with pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in making this determination.

THA reserves the right to consult with local animal control officials, animal behaviorists, veterinarians or other animal experts in its decision-making.

In the event THA denies an initial registration or renewal, a written notification will be sent to the tenant and may be combined with notice of a pet violation. Denial of registration constitutes an "adverse action" subject to the THA grievance procedure.

II. General Requirements

Dogs 1. Maximum Number: 1

- 2. Must be spayed or neutered by 6 months of age
- 3. Must have all required inoculations
- 4. Must be licensed by the City of Trenton

Cats 1. Maximum Number: 1

- 2. Must be spayed or neutered by 6 months of age
- 3. Must have all required inoculations

III. Prohibited Pets

Any animal adjudicated under N.J.S.A. 4:19-17 et seq. as "vicious" or "potentially dangerous" is prohibited.

While this Pet Policy provides for registration only of dogs and cats, the THA will permit residents to keep other common household pets subject to compliance with applicable federal, state and local laws and regulations, and the reasonable requirements of the THA.

IV. Pets Temporarily on Premises

Pets not registered by the tenant are not allowed on the premises with the exception of

assistance animals.

Any tenant who harbors or feeds a stray animal will be held responsible for registering that animal with THA.

V. Prohibited Areas

Pets shall be maintained within the dwelling unit. When outside of the unit – corridors, courtyards or on the grounds – dogs and cats shall be kept on a leash and in the control of the owner or alternative caregiver at all times. Animals may not run loose on THA property. Pets are not allowed in THA offices, community centers, maintenance shops, laundry rooms or other indoor common areas.

Pets may not be tethered or chained to fences or poles; nor may a resident keep a dog house outside of their dwelling units.

VI. Fees and Deposits

THA shall charge a one-time nonrefundable pet registration fee of \$10.00. This fee covers general administration of the pet policy and operating costs to the THA relating to the presence of pets.

For each registered dog or cat, THA shall charge a refundable security deposit of \$100.00, which will be applied to cover specific damages to the unit in which the dog or cat has been kept and other pet-related damage, which may include the cost of the following:

- 1. Cleaning and related waste removal;
- 2. The cost of repairs and replacements to the dwelling unit;
- 3. Fumigation of the dwelling unit.

The resident will be billed for any costs that exceed the pet deposit. The deposit will be maintained in the same manner as a rental security deposit and the unused portion will be refunded upon move out or when the resident no longer keeps a pet.

VII. Noise / Odors

Pet owners must agree to control their pets so that they do not become a nuisance to other residents or disturb the peaceful enjoyment of their dwellings and surrounding premises. This rule applies, but is not limited to, loud and / or continuous barking, howling, whining, scratching, and running.

The resident shall take adequate precautions to eliminate any pet odors within or around the unit and to maintain the unit in a sanitary condition at all times.

VIII. Bites

Residents will be held responsible for any bites inflicted by their pets upon residents, visitors, THA employees and others on THA property. THA will report bites to the appropriate animal control agency.

IX. <u>Litter Box Requirements</u>

- 1. All animal waste and litter from litter boxes shall be placed in a sealed plastic bag and disposed of in THA trash bins.
- 2. Litter must not be flushed down toilets or poured down sinks.
- 3. Litter boxes must be kept inside the dwelling unit at all times, not in corridors or stairways.

X. Pet Care / Alternate Caregivers

Residents shall be responsible for adequate care, nutrition, exercise and veterinary attention for the pet.

At the time of registration, resident must designate two adults (alternate caregivers) who will be responsible for pet care in the event of resident's death, serious illness or incapacity. THA reserves the right to contact one or both of these alternate caregivers should the need arise.

If the resident is unwilling or unable to care for the pet, or if the THA, after reasonable efforts, cannot contact the resident or alternate caregiver, THA may contact the appropriate animal control agency and request removal of the pet from the premises.

XI. Violations

If a determination is made on objective facts supported by written statement, that a resident has violated the Pet Policy, written notice will be served upon the owner.

The notice will contain a brief statement of facts and the rule that was violated. The notice will also state:

- 1. That the resident has three (3) days from the effective date of the service of notice to either correct the violation or make written request for a meeting with THA management.
- 2. That the resident is entitled to be accompanied by another person of his choice at the meeting;
- 3. That the resident's failure to correct the violation, request a meeting, or appear at a requested meeting may result in removal of the pet or potential eviction.

If a resident requests a meeting with management within the three day period, the meeting will be scheduled no later than five (5) calendar days after the effective date of the notice, unless the resident and THA mutually agree to a later date.

XII. Notice for Pet Removal

If the resident and THA are unable to resolve the problem at the meeting or the resident fails to correct the violation in the allotted time, the THA may serve notice for pet removal.

The notice shall contain the following:

- 1. A brief statement of the factual basis for the THA's determination that the Pet Policy has been violated;
- 2. The requirement that the resident must remove the pet within forty-eight (48) hours of the notice:
- 3. A statement that failure to remove the pet may result in eviction.

XIII. Termination of Tenancy

The PHA may initiate procedures for termination of tenancy (eviction) based on a Pet Policy violation if:

1. The pet owner has failed to remove the pet or correct a violation after notice has been served; and

2. The violation is of such a nature to represent a material breach of the dwelling lease, including, but not limited to prohibitions against nuisances, excessive damage and failure to adhere to rules and regulations.

XIV. Compliance with State and Local Laws

Residents shall obey all relevant state and local laws regarding public health and the care and maintenance of pets, including, but not limited to "pooper scooper", leash laws, inoculations, anti-cruelty and abandonment.

XV. Emergencies

The THA reserves the right to immediately contact the appropriate animal control agency for removal of pets that become vicious, display symptoms of severe illness or demonstrate behavior that constitutes an immediate threat to the health and safety of others.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit [24 CFR Part 903.7 9 (p)] 1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U S.C. 1437c(h))? (If no, skip to component 17.) Was the most recent fiscal audit submitted to HUD? 2. | Yes | No: Yes No: Were there any findings as the result of that audit? Yes No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain?_ Yes No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)? 17. PHA Asset Management [24 CFR Part 903.7 9 (q)] Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component. 1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock,

including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

	That types of asset management activities will the PHA undertake? (select all that oply)
П	Not applicable
H	Private management
\square	Development-based accounting
	Comprehensive stock assessment
	Other: (list below)
3.	Yes No: Has the PHA included descriptions of asset management
	activities in the optional Public Housing Asset Management
	Table?
	Other Information R Part 903.7 9 (r)]
A. Re	esident Advisory Board Recommendations
1.	Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If y	yes, the comments are: (if comments were received, the PHA MUST select one) Attached at Attachment (File name) Provided below:
	The Resident Advisory Board gave unanimous consent to the proposed 5- Year and Annual Plan as proposed. All members voiced particular gratification with the thorough presentation of the Plan at the Public Hearing held on September 25, 2003. There were no substantive changes to the Plan recommended by the Board.
3. In	what manner did the PHA address those comments? (select all that apply) Considered comments, but determined that no changes to the PHA Plan were
	necessary. The PHA changed portions of the PHA Plan in response to comments List changes below:
	Other: (list below)

B. De	escription of Elec	ction process for Residents on the PHA Board
1.	Yes No:	Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2.	Yes No:	Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to subcomponent C.)
3. De	escription of Resid	lent Election Process
a. Noi	Candidates were Candidates coul Self-nomination ballot Other: Solicitation for parties submittee	dates for place on the ballot: (select all that apply) e nominated by resident and assisted family organizations d be nominated by any adult recipient of PHA assistance a: Candidates registered with the PHA and requested a place on representation initiated by municipal city council. Interested and applications to council for consideration. Council
1 EU		ations, interviewed candidates, and made selection.
	Any head of hou Any adult recipi	(select one) FPHA assistance usehold receiving PHA assistance ent of PHA assistance oer of a resident or assisted family organization
c. Eli	based assistance	ents of PHA assistance (public housing and section 8 tenant- e) of all PHA resident and assisted family organizations
	ch applicable Consolie	istency with the Consolidated Plan dated Plan, make the following statement (copy questions as many times as
1. Co	nsolidated Plan ju	urisdiction: City of Trenton, NJ
		the following steps to ensure consistency of this PHA Plan with n for the jurisdiction: (select all that apply)

opportunities for city residents through filling of vacancies, completion of modernization activities, and the submission of a HOPE VI application.		modernization activities, and the submission of a HOPE VI application.
 Other: (list below) The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) Full support and cooperation from the Mayor, City Council and administrative department heads in achieving aforementioned objectives. D. Other Information Required by HUD Use this section to provide any additional information requested by HUD. 	acti	e Consolidated Plan of the jurisdiction supports the PHA Plan with the following ions and commitments: (describe below) Full support and cooperation from the Mayor, City Council and administrative department heads in achieving aforementioned objectives. ther Information Required by HUD

Attachments

Use this section to provide any additional attachments referenced in the Plans.
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Trenton Housing Authority 2003 Annual Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number NJ39P00550104 FFY of Grant Approval: (2004)

X Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	\$0
4	1410 Administration	\$424,667
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	\$281,853
8	1440 Site Acquisition	
9	1450 Site Improvement	\$200,000
10	1460 Dwelling Structures	\$3,205,153
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	\$135,000
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	\$4,246,673
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation	
	Measures	

Annual Statement Capital Fund Program (CFP) Part II: Supporting Table

Ī	T T	
General Description of Major Work Categories	Development Account	Total Estimated Cost
	Number	Cost
Electrical Upgrade	1460	\$85,000
Ranges and Refrigerators	1475	50,000
Vehicle Replacement	1475	85,000
Unit Renovations/ Occupancy Initiative	1460	1,015,529
Bond Debt Service	1460	1,009,624
Stairwell Replacement	1460	400,000
Stairwell Repair	1460	200,000
Exterior Weatherproofing	1460	300,000
Roof Replacement	1460	100,000
Master Meter System Repairs	1460	50,000
Sanitary Lines	1460	45,000
Site Improvements	1450	200,000
Subtotal		\$3,540,153
A&E Cost	1430	\$281,853
Administration Needs Director Of Modernization ((\$77,250) Modernization Accountant (\$57,343) Administrative Assistant (\$43,075) Construction Manager (\$48,646) Construction Manager (\$48,646) Wage Rate Compliance Officer (\$34,763) Fringe Benefits (\$114,944)	1410	\$424,667
Management Needs	1408	\$0
Total Amount of Annual Grant		\$4,246,673
	Categories Electrical Upgrade Ranges and Refrigerators Vehicle Replacement Unit Renovations/ Occupancy Initiative Bond Debt Service Stairwell Replacement Stairwell Repair Exterior Weatherproofing Roof Replacement Master Meter System Repairs Sanitary Lines Site Improvements Subtotal A&E Cost Administration Needs Director Of Modernization ((\$77,250) Modernization Accountant (\$57,343) Administrative Assistant (\$43,075) Construction Manager (\$48,646) Construction Manager (\$48,646) Wage Rate Compliance Officer (\$34,763) Fringe Benefits (\$114,944) Management Needs	Categories Account Number Electrical Upgrade Ranges and Refrigerators Vehicle Replacement Unit Renovations/ Occupancy Initiative Bond Debt Service Stairwell Replacement Exterior Weatherproofing Roof Replacement Master Meter System Repairs Sanitary Lines Site Improvements Account Administration Needs Director Of Modernization ((\$77,250) Modernization Accountant (\$57,343) Administrative Assistant (\$43,075) Construction Manager (\$48,646) Construction Manager (\$48,646) Wage Rate Compliance Officer (\$34,763) Fringe Benefits (\$114,944) Management Needs 1460 1410 1410 1410 1410 1410 1410 1410 1410 1410 1410 1410

Annual Statement Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated	All Funds Expended
NY007001 // : 1	10 /1 /0005	10/1/0007
NJ005001/Lincoln NJ005002/Donnelly	10/1/2005	10/1/2007
NJ005003/Prospect NJ005004/Kerney	10/1/2005	10/1/2007
NJ005005/Campbell NJ005006/Wilson	10/1/2005	10/1/2007
NJ005007/Page	10/1/2005	10/1/2007
NJ005008/Haverstick	10/1/2005	10/1/2007
NJ005009/Josephson NJ005010/Miller NJ005011/Abbott	10/1/2005	10/1/2007
NJ005012/French	10/1/2005	10/1/2007
HA-Wide Physical Needs	10/1/2005	10/1/2007
HA-Wide Management Needs		
8	10/1/2005	10/1/2007
HA-Wide Administrative Needs	10/1/2005	10/1/2007

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
	PHA widePhysical Needs			

Description of Needed Physical Improvements or Management Improvement		Planned Start Date
	Cost	(HA Fiscal Year)
A & E Fees	\$ 281,853	2004
A & E Fees	\$ 338,116	2005
A & E Fees	\$ 316,426	2006
A & E Fees	\$ 301,747	2007
A & E Fees	\$ 301,747	2008
Electrical Upgrade: NJ005009/ Josephson Apartments	\$ 85,000	2004
Electrical Upgrade: NJ005009/ Josephson Apartments	\$ 200,000	2006
Vehicle Replacement: HA-Wide	\$ 85,000	2004
Vehicle Replacement: HA-Wide	\$ 100,000	2008
Stairwell Replacement: NJ005007/Page Homes	\$ 400,000	2004
Stairwell Repair: NJ005006/Wilson Homes	\$ 200,000	2004
Exterior Weatherproofing/NJ005011/Abbott Apts.	\$ 300,000	2004
Air Conditioning/NJ005011/Abbott Apts.	\$ 100,000	2008
Roof Repairs: HA-Wide	\$ 100,000	2004
Master Meter System Repairs: HA-Wide	\$ 50,000	2004
Sanitary Lines: HA-Wide	\$ 45,000	2004
Sanitary Lines: HA-Wide	\$ 300,000	2008
Site Improvements: HA-Wide	\$ 200,000	2004
Building Renovations: Wilson Homes (NJ0056)	\$ 1,635,000	2005
Building Renovations: Wilson Homes (NJ0056)	\$ 1,555,032	2007
Boiler Repairs/ Replacement	\$ 600,000	2006
Boiler Repairs/ Replacement	\$ 217,000	2007
Boiler Repairs/ Replacement	\$ 217,000	2008
Unit Renovations/Occupancy Initiative	\$ 1,015529	2004
Unit Renovations/Occupancy Initiative	\$ 839,265	2005
Unit Renovations/Occupancy Initiative	\$ 1,295,956	2006
Unit Renovations/Occupancy Initiative	\$ 738,603	2007
Unit Renovations/Occupancy Initiative	\$ 1,243,634	2008
Ranges and Refrigerators	\$ 50,000	2004
Ranges and Refrigerators	\$ 50,000	2008
Window Replacement: HA-Wide	\$ 400,000	2008
Doors and Locks: HA-Wide	\$ 100,000	2008
Debt Service—Bond Issue (Campbell Homes, Prospect Village, 220 Southard St.)	\$ 1,009,624	2004
Debt Service—Bond Issue (Campbell Homes, Prospect Village, 220 Southard St.)	\$ 1,009,624	2005
Debt Service—Bond Issue (Campbell Homes, Prospect Village, 220 Southard St.)	\$ 1,009,624	2006
Debt Service—Bond Issue (Campbell Homes, Prospect Village, 220 Southard St.)	\$ 1,009,624	2007
Debt Service—Bond Issue (Campbell Homes, Prospect Village, 220 Southard St.)	\$ 1,009,624	2008
Total estimated cost over next 5 years	\$18,710,028	
Total communed cost over next 3 years	ψ10,710,020	

Optional 5-Year Action Plan Tables				
Development	Development Name	Number	% Vacancies	
Number	(or indicate PHA wide)	Vacant	in Development	
		Units		

PHA wide Management Needs		
Description of Needed Physical Improvements or Management	Estimated	Planned Start Date
Improvements	Cost	(HA Fiscal Year)
N/A	\$0	
Total estimated cost over next 5 years	\$0	

	Optional 5-Year Action P	Plan Tables		
Development Number	Development Name	Number	% Vacancies	
	(or indicate PHA wide)	Vacant Units	in Development	
	PHA wide –Administrative Needs			
Description of Needed	Physical Improvements or Administrati	ve Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Director of Modernizati	ion		\$ 77,250	2004
Director of Modernizati	ion		\$ 79,568	2005
Director of Modernizati	ion		\$ 81,955	2006
Director of Modernizati	ion		\$ 84,413	2007
Director of Modernizati	ion		\$ 86,946	2008
Modernization Account	tant		\$ 57,343	2004
Modernization Account	tant		\$ 59,063	2005
Modernization Account	tant		\$ 60,835	2006
Modernization Account	tant		\$ 62,660	2007
Modernization Account	tant		\$ 64,540	2008
Administrative Assistan	nt		\$ 43,075	2004
Administrative Assistan	nt		\$ 44,367	2005
Administrative Assistan	nt		\$ 45,698	2006
Administrative Assistan	nt		\$ 47,069	2007
Administrative Assistan	nt		\$ 48,481	2008
Wage Rate Compliance	e Specialist		\$ 34,763	2004
Wage Rate Compliance			\$ 35,806	2005
Wage Rate Compliance			\$ 36,880	2006
Wage Rate Compliance			\$ 37,986	2007
Wage Rate Compliance	e Specialist		\$ 39,126	2008
Construction Managers	(2)		\$ 97,292	2004
Construction Managers			\$100,210	2005
Construction Managers	(2)		\$103,218	2006
Construction Managers			\$106,314	2007
Construction Managers	(2)		\$109,503	2008
Fringe Benefits			\$ 114,944	2004
Fringe Benefits			\$ 105,653	2005
Fringe Benefits			\$ 96,082	2006
Fringe Benefits			\$ 86,225	2007
Fringe Benefits \$ 76,072				2008
Total estimated cost over	er next 5 years		\$2,123,337	

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management

opment	Activity Description					
fication						
Number and Type of units	Capital Fund Program Parts II and III Component 7a	Development Activities Component 7b	Demolition / disposition Component 8	Designated housing Component 9	Conversion Component 10	Home- ownership Component 11a

Annual Statement Capital Fund Program (CFP) Part II: Supporting Table

Annual Statement Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Ne Improvements	eded Physical Improvements or I	Management	Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated co	ost over next 5 years			

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management												
Development Activity Description												
Identi	fication											
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III Component 7a	Development Activities Component 7b	Demolition / disposition Component 8	Designated housing Component 9	Conversion Component 10	Home- ownership Component 11a	Other (describe) Component 17				